



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

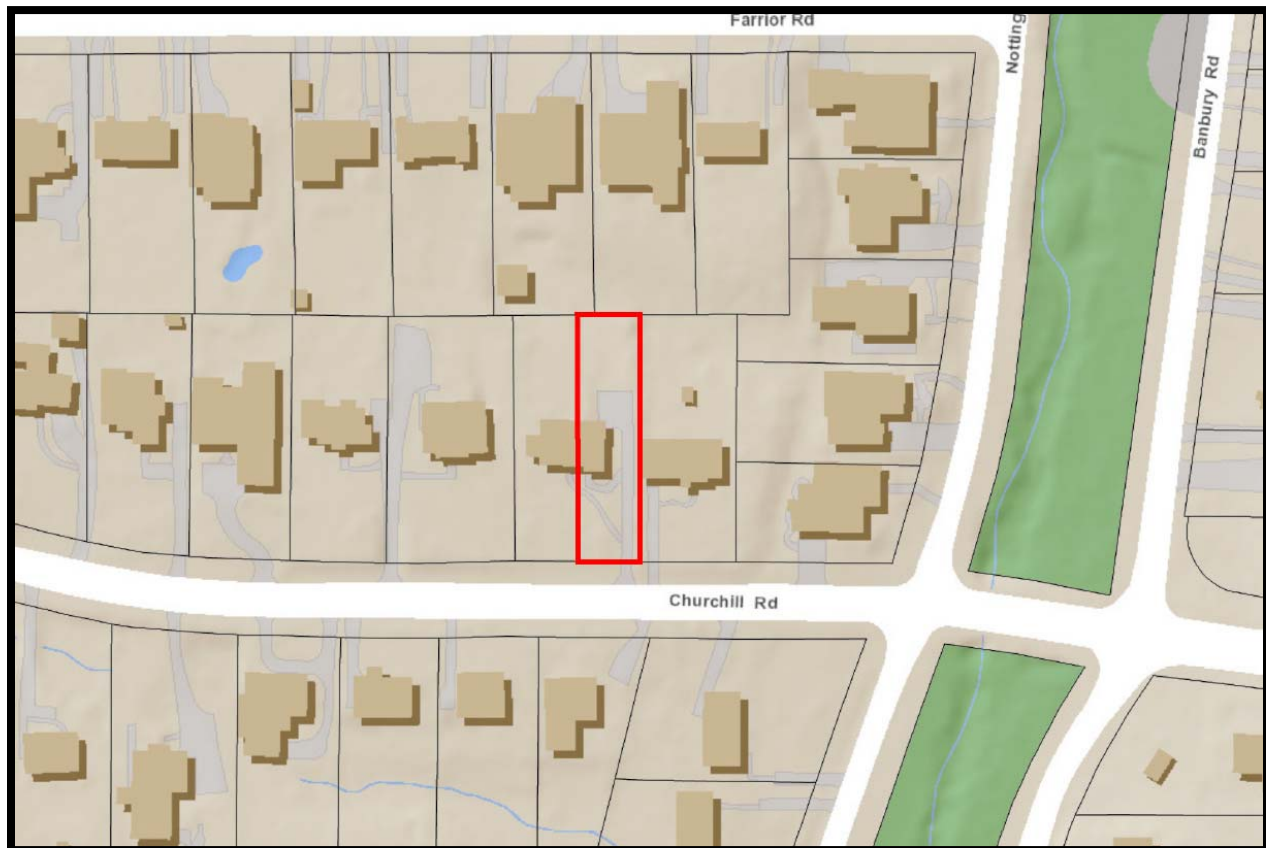
Case File: A-73-17

Property Address: 3010 Churchill Road

Property Owner: Northstar Capital Group LLC

Project Contact: Robert Monk/Thomas C. Worth

Nature of Case: A request for a 5'11", a 1'6" and a 3'6" variance to the maximum allowed wall height adjacent to the side property line requirements set forth in Section 2.2.7.D. of the Unified Development Ordinance resulting in a 27'11" wall height for an east-facing side gable located 5.8' from the side property line, a 28' wall height for the east facing inset rear portion of the house located 9.5' from the side property line and a 28' wall height for the projecting second floor box bay located 7.5' from the side property line on a .23 acre property zoned Residential-10 and located at 3010 Churchill Road.

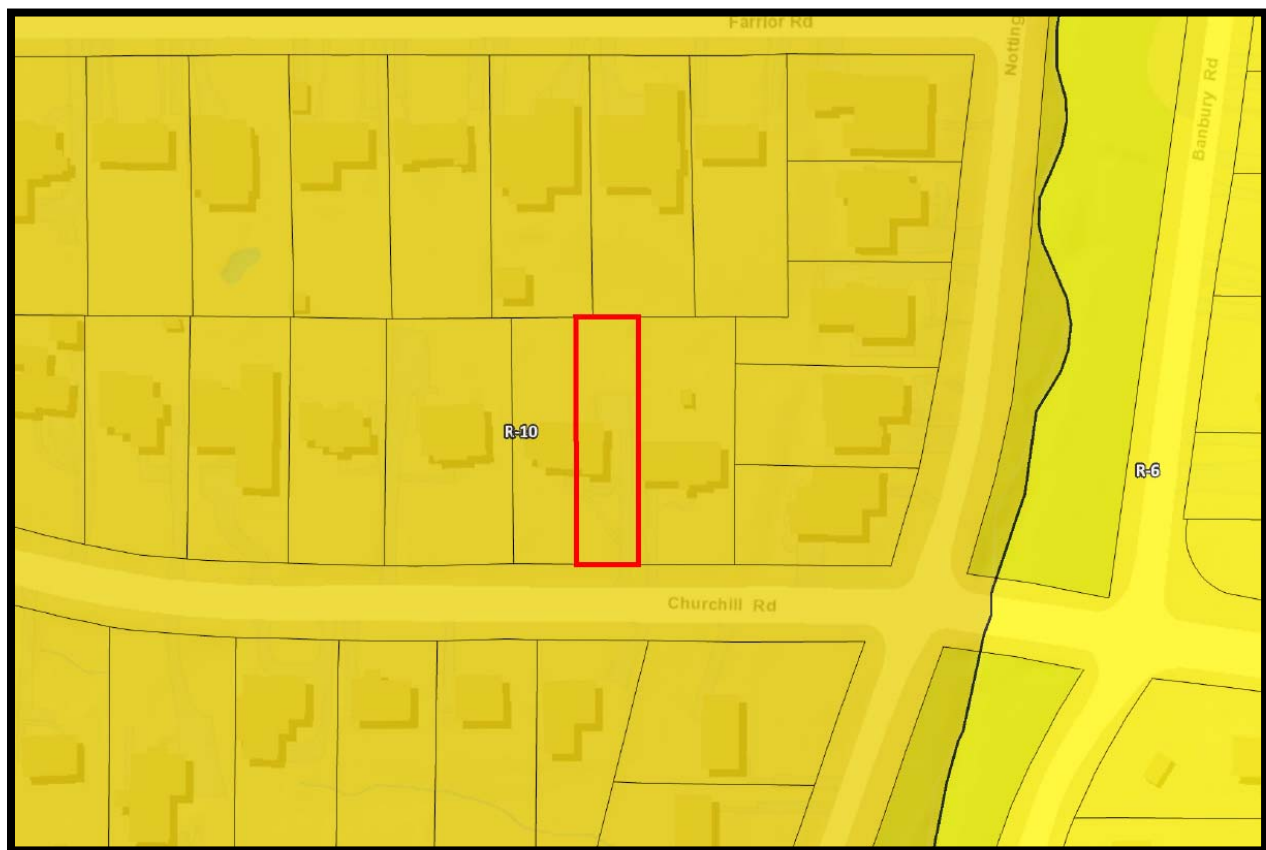


3010 Churchill Road – Location Map

To BOA: 5-8-17

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-10



3010 Churchill Road – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-10

Lot Dimensions

Area (min)	4,000 SF
Width – interior lot (min)	45
Width – corner lot (min)	60'
Depth -	60;'

Yard Type

Minimum Setback

Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	10'
Rear	20'

Sec. 2.2.7. Residential Infill Compatibility

A. Intent

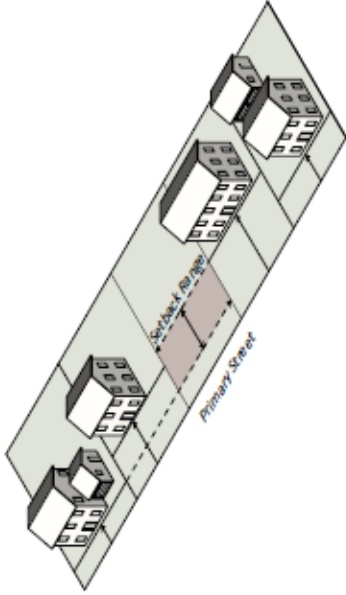
The intent of the residential infill compatibility standards is to accommodate and encourage compatible development in existing residential neighborhoods, while reinforcing the established character of the neighborhood and mitigating adverse impacts on adjacent homes.

B. Applicability

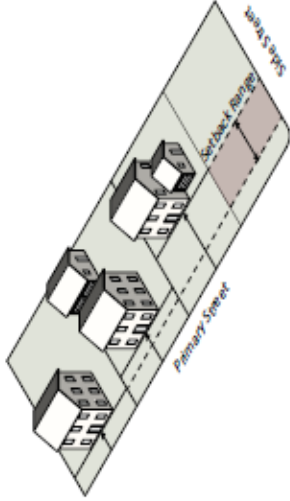
1. The standards contained within this section apply to any building in an R-4, R-6 or R-10 district where all of the following are present:
 - a. The total site area is 5 acres or less;
 - b. At least 50% of the side and rear property lines abut existing detached or attached building types; and
 - c. The lot must have been recorded for at least 20 years. This time period includes subsequent recombinations or subdivisions of the original lot configuration or recordation.
2. These infill compatibility rules do not apply in a General or Streetside Historic Overlay District or in a Neighborhood Conservation Overlay District where height is regulated.

C. Street Setback

1. The proposed building must be located within the range of setbacks, no closer than the smallest setback in the range and no further than the largest setback in the range, except where a Neighborhood Conservation Overlay District applies an alternate setback.
2. On an interior lot, the range of setbacks is measured on the basis of the 2 closest lots in either direction along the block face.



3. On a corner lot, the range of setbacks is measured on the basis of the 3 closest lots along the primary block face.



4. Where the calculation cannot be applied to at least 4 lots on an interior lot or 3 lots on a corner lot, the building must meet the district standards.

D. Height

1. Side Setback Plane

The maximum allowed wall height adjacent to the side property line is 22 feet or the average height of the 2 abutting neighboring wall planes, whichever is greater. The wall height may be increased 1 foot for each foot of horizontal distance the wall is moved from the side setback line, not to exceed the maximum height allowed within the district.

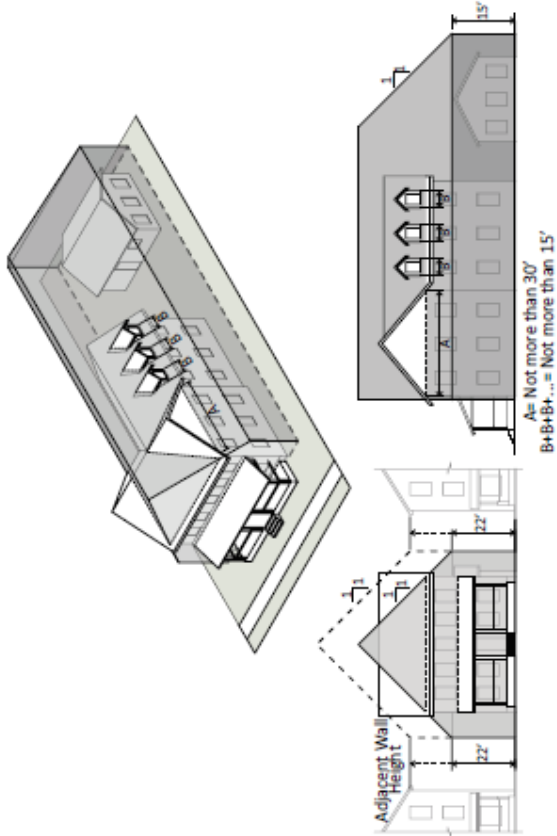
2. Exceptions to Setback Planes

a. Side-Gabled Roof

A side-gabled roof structure may extend above the side setback plane on each side of the building, for a total length of not more than 30 feet (A) on each side, measured from the front wall plane.

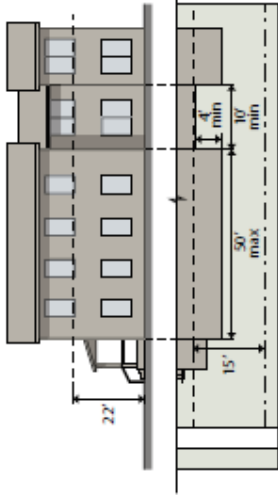
b. Dormers

Dormers may also extend above the side setback plane on each side of the building for a total length of not more than 15 feet (B) on each side, measured along the intersection with the setback plane.



E. Side Wall Length

Articulation is required for side walls on additions or new construction that are 22 feet or taller and located within 15 feet of the side lot line. No wall may extend for more than 50 feet without a projection or recession of at least 4 feet in depth and 10 feet in length.



F. Administrative Alternate Findings

The Planning and Development Officer may in accordance with Sec. 10.2.17, approve an alternate infill standard, subject to all of the following findings:

1. The approved alternate meets the intent of the infill regulations;
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans; and
3. The approved alternate better matches the established character of the block face.

Application for Variance



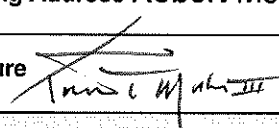
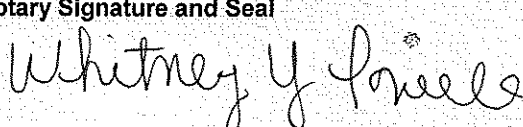
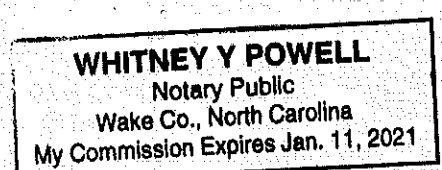
RALEIGH
DEPARTMENT OF
CITY PLANNING

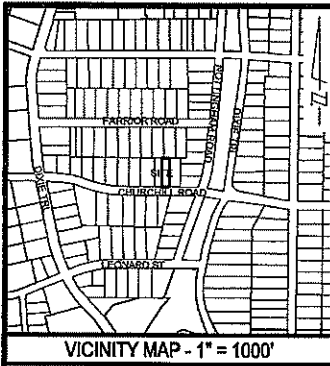


Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet): Request a variance to section 2.2.7.d	Transaction Number A-73-17
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

GENERAL INFORMATION		
Property Address 3010 Churchill Rd		Date 4/6/17
Property PIN 0794682590	Current Zoning R-10	
Nearest Intersection Churchill/Nottingham		Property size (in acres) .23
Property Owner Northstar Capital Group	Phone 919.524.6601	Fax
Owner's Mailing Address PO Box 18801 Ral NC 27619		Email rmonkiii@me.com
Project Contact Person Robert Monk	Phone 919.524.6601	Fax
Contact Person's Mailing Address Robert Monk	Email rmonkiii@me.com	
Property Owner Signature 	Email rmonkiii@me.com	
Notary Sworn and subscribed before me this <u>7</u> day of <u>APRIL</u> , 20 <u>17</u>	Notary Signature and Seal  	



IMPERVIOUS SURFACE AREA TABLE	
HOUSE:	1,749 SF
PORCH/DECK:	416 SF
DRIVEWAY/CONCRETE:	929 SF
TOTAL:	3,094 SF

NOTE: DRIVEWAY IMPERVIOUS IS 37.57% OF FRONT YARD AREA
IMPERVIOUS CALCULATIONS FOR AREA WITHIN LOT ONLY. (EXCLUDES RW)

SETBACKS

	PER ENFIELD
PRIMARY STREET:	5 FEET
SIDE LOT LINE:	10 FEET
REAR:	20 FEET

NOTE:

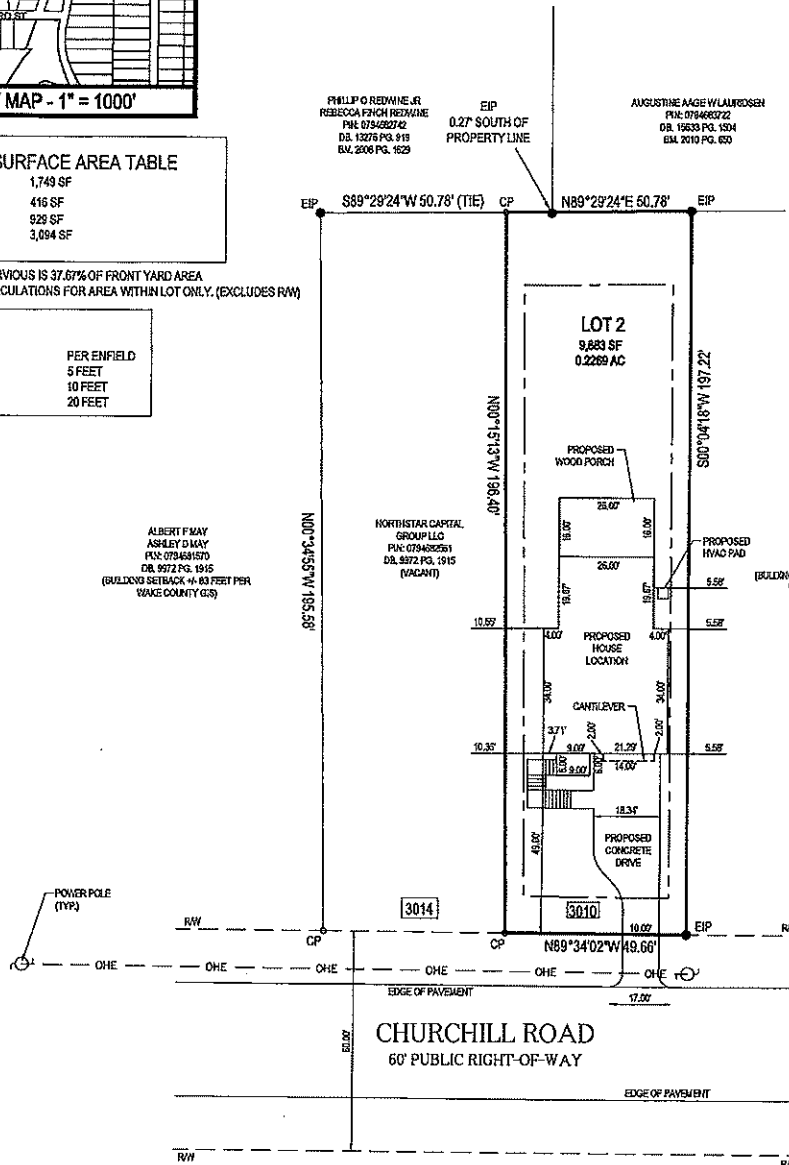
ALBERT F MAY
ASHLEY D MAY
PIN: 079461570
DB: 9972 PG. 1915
(BULKY SETBACK +/- 83 FEET PER
WAKE COUNTY GIS)

PHILIP G REDWINE JR
REBECCA FINCH REDWINE
PIN: 075422742
DB: 12075 PG. 818
BM: 2006 PG. 1529

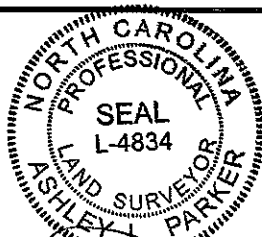
EIP
0.27' SOUTH OF
PROPERTY LINE

AUGUSTINE AGE WLAUROSEN
PIN: 079468222
DB: 15633 PG. 1504
BM: 2010 PG. 650

SCALE 1" = 40'
NC GRID (NAD 83 / 2011)



SCALE: 1" = 40'



1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
6. NO FEMA FLOOD HAZARD AREAS FOR FIRM NUMBER 372073400J DATED 5/2/2006.
7. BOUNDARY LINES TAKEN FROM DB 13882 PG 2249. NO FIELD SURVEY PERFORMED AT THIS TIME.
8. EXISTING HOUSE AND DRIVEWAY LOCATIONS SCALED FROM WAKE COUNTY GIS.

PIN 0794682561
LOT NUMBER 2
SUBDIVISION SUNSET HILLS
BOOK OF MAPS 1942 PAGE 101
DEED BOOK 16452 PAGE 2133

LEGEND

- EIP = EXISTING IRON PIPE
- IPS = IRON PIPE SET
- CP = CALCULATED POINT
- PK = PK NAIL
- RW = RIGHT-OF-WAY
- XXXXX DENOTES ADDRESS

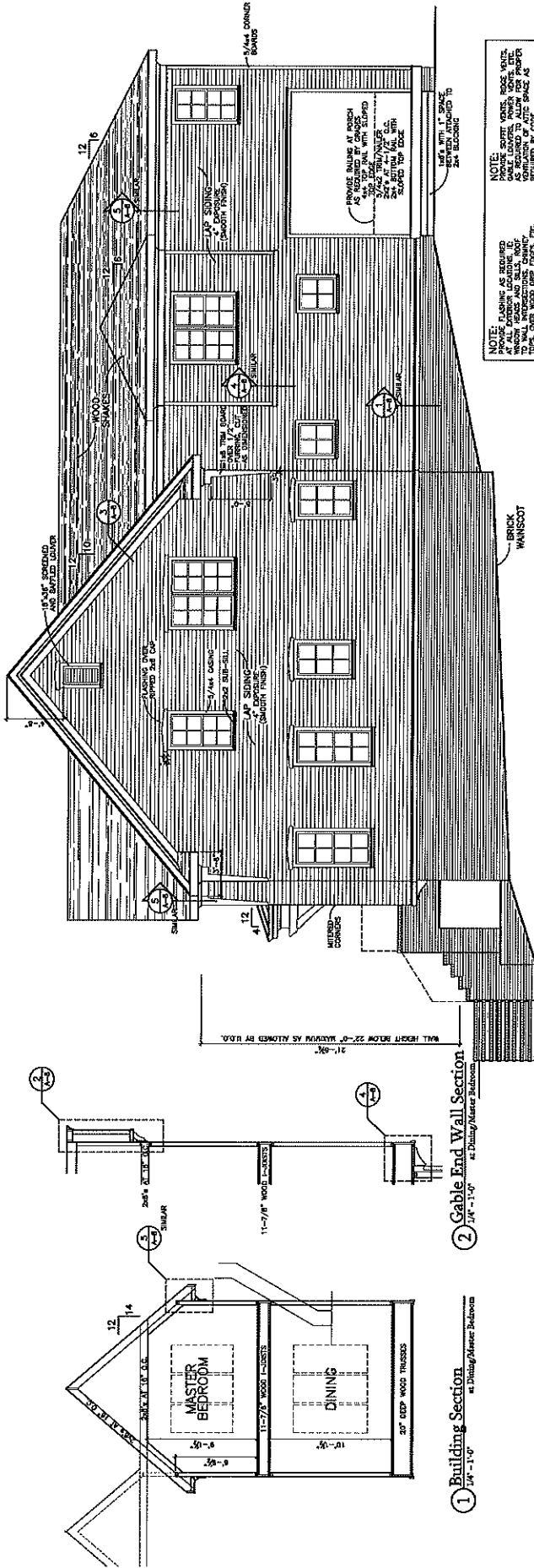
3010 CHURCHILL ROAD
PROJECT NO. 16129

PROPOSED HOUSE LOCATION

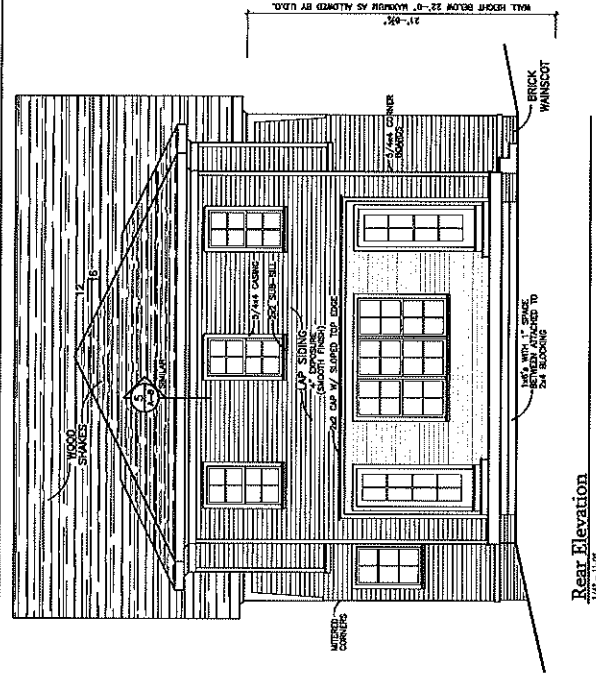
FOR
LOT 2
RALEIGH WAKE COUNTY NORTH CAROLINA

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
• 6310 CHAPEL HILL ROAD, SUITE 250
• RALEIGH, NORTH CAROLINA 27607
• TELEPHONE: (919) 551-4422 OR (800) 354-1876
• FAX: (919) 551-4628
• CERTIFICATION NUMBERS: NCBSLS (C-0110); NCBSLA (C-0367)

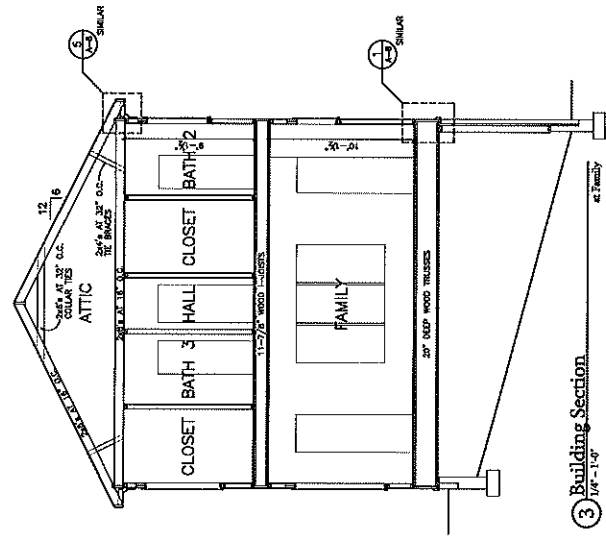
DATE: 10-05-2016
SCALE: 1" = 40'
SURVYD BY: JM
DRAWN BY: ROB



Right Side Elevation
1/4" = 1'-0"

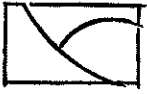


Rear Elevation
1/4" = 1'-0"



3 Building Section
1/4" = 1'-0"

NOTE:
SEE FOUNDATION PLAN, FLOOR PLANS,
AND STRUCTURAL ENGINEER'S DRAWINGS
FOR FOOTINGS, STCM WALLS, FLOOR
JOIST SPACING AND ORIENTATION, ETC.



kdkdesign

Northstar Capital Group, LLC - Winston

3010 Churchill Road - Raleigh, North Carolina

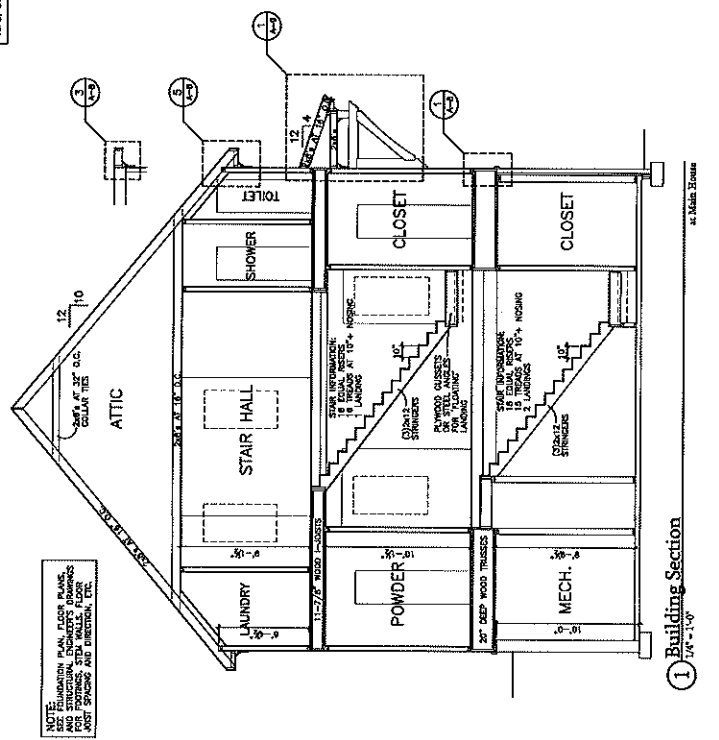
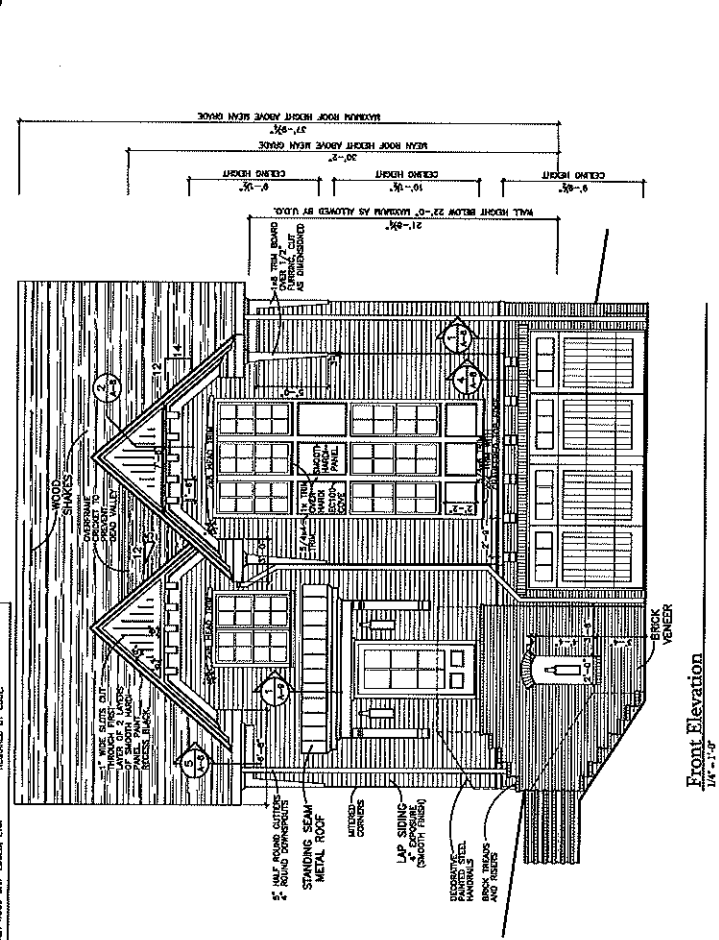
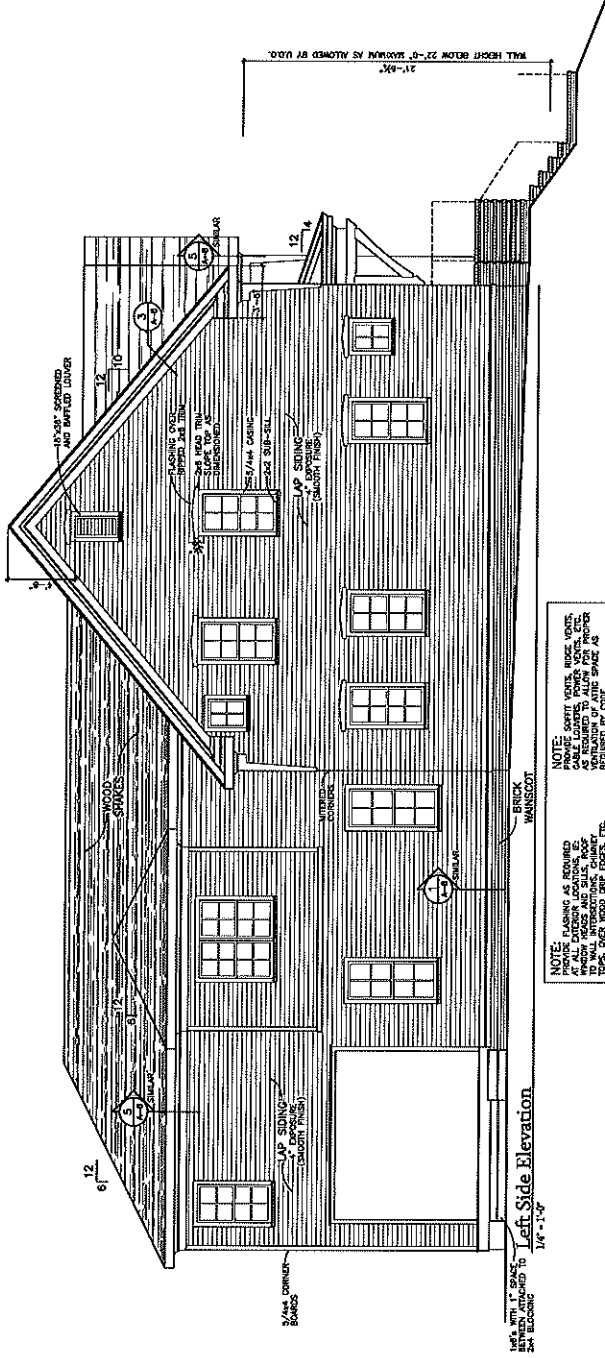
KDK Design Group, LLC
306 Wayne Drive
Raleigh, NC 27606
919.301.8663
kdkdesigngroup.com

October 4, 2016
Permit and L&S
Exterior Elevations

October 4, 2016

Permit and L&S
Exterior Elevations

A-6



0794682540
NORTHSTAR CAPITAL GROUP LLC
3900 MERTON DR
RALEIGH NC 27609-6619

0794680581
BASON, DORIS PROCTER
3607 ALAMANCE DR
RALEIGH NC 27609-6305

0794680783
MERRIMAN, DAVID M MERRIMAN, SARAH U
2607 FAIRVIEW RD
RALEIGH NC 27608-1347

0794681225
NUTTER, FELICIA B
21 NORTH ST
GRAFTON MA 01519-1253

0794681570
MAY, ALBERT F MAY, ASHLEY D
3018 CHURCHILL RD
RALEIGH NC 27607-3717

0794681762
RAY, PATSY H
6301 LAKE WHEELER RD
RALEIGH NC 27603-4453

0794682205
FERRELL, CALVIN D HEIRS
DONALD M FERRELL EXEC
4110 SEDGEWOOD DR APT 104
RALEIGH NC 27612-5389

0794682275
HANLEY, ERIN C
3009 CHURCHILL RD
RALEIGH NC 27607-3716

0794682590
NORTHSTAR CAPITAL GROUP LLC
3900 MERTON DR
RALEIGH NC 27609-6619

0794682742
REDWINE, PHILIP O JR REDWINE,
REBECCA FINCH
3017 FARRIOR RD
RALEIGH NC 27607-3724

0794683560
GLOVER, JO ANN N
3008 CHURCHILL RD
RALEIGH NC 27607-3717

0794683722
LAURIDSEN, AUGUSTINE AAGE W
3013 FARRIOR RD
RALEIGH NC 27607-3724

0794684209
HONEYCUTT INVESTMENTS LLC
PO BOX 33788
RALEIGH NC 27636-3788

0794684474
BASS, SHARON RUTH BASS, SAMUEL
QUINCY JR
1403 NOTTINGHAM RD
RALEIGH NC 27607-3737

0794684582
STILES, CURTIS A LEWIS, MARY C
1407 NOTTINGHAM RD
RALEIGH NC 27607-3737

0794684680
HOBGOOD, A L IV HOBGOOD, LILA
1711 NOTTINGHAM RD
RALEIGH NC 27607-6630

0794684701
CAMPBELL, ANN E EDGERTON, E O JR
E O EDGERTON JR
3348 ALAMANCE DR
RALEIGH NC 27609-6902

